

# EXHIBIT A

**BV Waco Central Texas Marketplace, LLC**

2194 Snake River Parkway, Suite 300  
PO Box 51298  
Idaho Falls, ID 83405-1298  
(208) 523-3794

**STATEMENT**

**Location:** 4633 South Jack Kultgen Expressway  
Waco  
TX

**Jo-Ann Stores, LLC #2445**

Jo-Ann Stores, LLC #2445  
Attn: Vice President, Real Estate  
5555 Darrow Road  
Hudson, OH 44236

**Unit:** 104

**Date:** 04/29/2025

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Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
09/01/2016	Estimated - CAM (09/2016)	2,500.00	0.00	2,500.00
09/01/2016	Estimated - Insurance (09/2016)	416.67	0.00	2,916.67
09/01/2016	Base Rent - Retail (09/2016)	23,437.50	0.00	26,354.17
09/18/2016	Chk# 300454393	0.00	26,354.17	0.00
10/01/2016	Estimated - CAM (10/2016)	2,500.00	0.00	2,500.00
10/01/2016	Estimated - Insurance (10/2016)	416.67	0.00	2,916.67
10/01/2016	Base Rent - Retail (10/2016)	23,437.50	0.00	26,354.17
10/05/2016	Chk# 400341089	0.00	26,354.17	0.00
10/31/2016	Chk# 400344585	0.00	26,354.17	-26,354.17
11/01/2016	Estimated - CAM (11/2016)	2,500.00	0.00	-23,854.17
11/01/2016	Estimated - Insurance (11/2016)	416.67	0.00	-23,437.50
11/01/2016	Base Rent - Retail (11/2016)	23,437.50	0.00	0.00
12/01/2016	Estimated - CAM (12/2016)	2,500.00	0.00	2,500.00
12/01/2016	Estimated - Insurance (12/2016)	416.67	0.00	2,916.67
12/01/2016	Base Rent - Retail (12/2016)	23,437.50	0.00	26,354.17
12/05/2016	Chk# 400348068	0.00	26,354.17	0.00
12/31/2016	2016 Annual Tax Reconciliation	90,000.00	0.00	90,000.00
01/01/2017	Estimated - CAM (01/2017)	857.00	0.00	90,857.00
01/01/2017	Estimated - Insurance (01/2017)	502.00	0.00	91,359.00
01/01/2017	Base Rent - Retail (01/2017)	23,437.50	0.00	114,796.50
01/03/2017	Chk# 400351576	0.00	26,354.17	88,442.33
02/01/2017	Estimated - CAM (02/2017)	857.00	0.00	89,299.33
02/01/2017	Estimated - Insurance (02/2017)	502.00	0.00	89,801.33
02/01/2017	Base Rent - Retail (02/2017)	23,437.50	0.00	113,238.83
02/06/2017	Chk# 400355418	0.00	26,354.17	86,884.66
02/27/2017	Chk# 400357584	0.00	94,920.38	-8,035.72
02/28/2017	Chk# 400358470	0.00	26,354.17	-34,389.89
03/01/2017	Estimated - CAM (03/2017)	857.00	0.00	-33,532.89
03/01/2017	Estimated - Insurance (03/2017)	502.00	0.00	-33,030.89
03/01/2017	Base Rent - Retail (03/2017)	23,437.50	0.00	-9,593.39
04/01/2017	Estimated - CAM (04/2017)	857.00	0.00	-8,736.39
04/01/2017	Estimated - Insurance (04/2017)	502.00	0.00	-8,234.39
04/01/2017	Base Rent - Retail (04/2017)	23,437.50	0.00	15,203.11
04/04/2017	Chk# 400362394	0.00	26,354.17	-11,151.06
05/01/2017	Estimated - CAM (05/2017)	857.00	0.00	-10,294.06
05/01/2017	Estimated - Insurance (05/2017)	502.00	0.00	-9,792.06
05/01/2017	Base Rent - Retail (05/2017)	23,437.50	0.00	13,645.44
05/04/2017	Chk# 400366049	0.00	26,354.17	-12,708.73

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
29,582.83	5,880.59	0.00	178,432.09	213,895.51

**Make checks payable to: BV Waco Central Texas Marketplace, LLC**

**BV Waco Central Texas Marketplace, LLC**

2194 Snake River Parkway, Suite 300  
PO Box 51298  
Idaho Falls, ID 83405-1298  
(208) 523-3794

**STATEMENT**

**Location:** 4633 South Jack Kultgen Expressway  
Waco  
TX

**Jo-Ann Stores, LLC #2445**

Jo-Ann Stores, LLC #2445  
Attn: Vice President, Real Estate  
5555 Darrow Road  
Hudson, OH 44236

**Unit:** 104

**Date:** 04/29/2025

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Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
05/30/2017	Chk# 400369167	0.00	26,354.17	-39,062.90
06/01/2017	Estimated - CAM (06/2017)	857.00	0.00	-38,205.90
06/01/2017	Estimated - Insurance (06/2017)	502.00	0.00	-37,703.90
06/01/2017	Base Rent - Retail (06/2017)	23,437.50	0.00	-14,266.40
07/01/2017	Estimated - CAM (07/2017)	857.00	0.00	-13,409.40
07/01/2017	Estimated - Insurance (07/2017)	502.00	0.00	-12,907.40
07/01/2017	Base Rent - Retail (07/2017)	23,437.50	0.00	10,530.10
07/06/2017	Chk# 400372508	0.00	26,354.17	-15,824.07
08/01/2017	Estimated - CAM (08/2017)	857.00	0.00	-14,967.07
08/01/2017	Estimated - Insurance (08/2017)	502.00	0.00	-14,465.07
08/01/2017	Base Rent - Retail (08/2017)	23,437.50	0.00	8,972.43
08/03/2017	Chk# 400375543	0.00	26,354.17	-17,381.74
09/01/2017	Estimated - CAM (09/2017)	857.00	0.00	-16,524.74
09/01/2017	Estimated - Insurance (09/2017)	502.00	0.00	-16,022.74
09/01/2017	Base Rent - Retail (09/2017)	23,437.50	0.00	7,414.76
09/05/2017	Chk# 400378039	0.00	26,354.17	-18,939.41
10/01/2017	Estimated - CAM (10/2017)	857.00	0.00	-18,082.41
10/01/2017	Estimated - Insurance (10/2017)	502.00	0.00	-17,580.41
10/01/2017	Base Rent - Retail (10/2017)	23,437.50	0.00	5,857.09
10/01/2017	Annual Recon - CAM (01/2016 - 12/2016)	-24,764.10	0.00	-18,907.01
10/01/2017	Annual Recon - Insurance (01/2016 - 12/2016)	-0.04	0.00	-18,907.05
10/09/2017	Chk# 400381969	0.00	26,354.17	-45,261.22
11/01/2017	Estimated - CAM (11/2017)	857.00	0.00	-44,404.22
11/01/2017	Estimated - Insurance (11/2017)	502.00	0.00	-43,902.22
11/01/2017	Base Rent - Retail (11/2017)	23,437.50	0.00	-20,464.72
11/02/2017	Chk# 400385205	0.00	26,354.17	-46,818.89
12/01/2017	Estimated - CAM (12/2017)	857.00	0.00	-45,961.89
12/01/2017	Estimated - Insurance (12/2017)	502.00	0.00	-45,459.89
12/01/2017	Base Rent - Retail (12/2017)	23,437.50	0.00	-22,022.39
12/04/2017	Chk# 400388893	0.00	26,354.17	-48,376.56
12/31/2017	2017 Annual Real Estate Tax	114,190.37	0.00	65,813.81
01/01/2018	Estimated - CAM (01/2018)	745.00	0.00	66,558.81
01/01/2018	Estimated - Insurance (01/2018)	462.00	0.00	67,020.81
01/01/2018	Base Rent - Retail (01/2018)	23,437.50	0.00	90,458.31
01/31/2018	2017 Annual Tax Over-Billed, CM per DB	-6,579.03	0.00	83,879.28
02/01/2018	Estimated - CAM (02/2018)	745.00	0.00	84,624.28
02/01/2018	Estimated - Insurance (02/2018)	462.00	0.00	85,086.28
02/01/2018	Base Rent - Retail (02/2018)	23,437.50	0.00	108,523.78

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
29,582.83	5,880.59	0.00	178,432.09	213,895.51

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**Unit:** 104

**Date:** 04/29/2025

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Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
02/01/2018	Annual Recon - CAM (01/2017 - 12/2017)	-5,550.36	0.00	102,973.42
02/01/2018	Annual Recon - Insurance (01/2017 - 12/2017)	-662.56	0.00	102,310.86
02/08/2018		0.00	24,524.85	77,786.01
03/01/2018	Estimated - CAM (03/2018)	745.00	0.00	78,531.01
03/01/2018	Estimated - Insurance (03/2018)	462.00	0.00	78,993.01
03/01/2018	Base Rent - Retail (03/2018)	23,437.50	0.00	102,430.51
03/05/2018	Chk# 400398915	0.00	132,255.84	-29,825.33
04/01/2018	Estimated - CAM (04/2018)	745.00	0.00	-29,080.33
04/01/2018	Estimated - Insurance (04/2018)	462.00	0.00	-28,618.33
04/01/2018	Base Rent - Retail (04/2018)	23,437.50	0.00	-5,180.83
04/02/2018	Chk# 400402262	0.00	24,644.50	-29,825.33
05/01/2018	Estimated - CAM (05/2018)	745.00	0.00	-29,080.33
05/01/2018	Estimated - Insurance (05/2018)	462.00	0.00	-28,618.33
05/01/2018	Base Rent - Retail (05/2018)	23,437.50	0.00	-5,180.83
05/09/2018	Chk# 400405734	0.00	24,644.50	-29,825.33
06/01/2018	Estimated - CAM (06/2018)	745.00	0.00	-29,080.33
06/01/2018	Estimated - Insurance (06/2018)	462.00	0.00	-28,618.33
06/01/2018	Base Rent - Retail (06/2018)	23,437.50	0.00	-5,180.83
07/01/2018	Estimated - CAM (07/2018)	745.00	0.00	-4,435.83
07/01/2018	Estimated - Insurance (07/2018)	462.00	0.00	-3,973.83
07/01/2018	Base Rent - Retail (07/2018)	23,437.50	0.00	19,463.67
07/09/2018	Chk# 400412063	0.00	24,389.73	-4,926.06
08/01/2018	Estimated - CAM (08/2018)	745.00	0.00	-4,181.06
08/01/2018	Estimated - Insurance (08/2018)	462.00	0.00	-3,719.06
08/01/2018	Base Rent - Retail (08/2018)	23,437.50	0.00	19,718.44
08/08/2018	Chk# 400415039	0.00	24,644.50	-4,926.06
09/01/2018	Estimated - CAM (09/2018)	745.00	0.00	-4,181.06
09/01/2018	Estimated - Insurance (09/2018)	462.00	0.00	-3,719.06
09/01/2018	Base Rent - Retail (09/2018)	23,437.50	0.00	19,718.44
09/05/2018	Chk# 400418046	0.00	24,644.50	-4,926.06
10/01/2018	Estimated - CAM (10/2018)	745.00	0.00	-4,181.06
10/01/2018	Estimated - Insurance (10/2018)	462.00	0.00	-3,719.06
10/01/2018	Base Rent - Retail (10/2018)	23,437.50	0.00	19,718.44
10/02/2018	Chk# 400420823	0.00	24,644.50	-4,926.06
11/01/2018	Estimated - CAM (11/2018)	745.00	0.00	-4,181.06
11/01/2018	Estimated - Insurance (11/2018)	462.00	0.00	-3,719.06
11/01/2018	Base Rent - Retail (11/2018)	23,437.50	0.00	19,718.44
11/05/2018	Chk# 400424041	0.00	24,644.50	-4,926.06

**0-30 Days**

29,582.83

**31-60 Days**

5,880.59

**61-90 Days**

0.00

**Above 90 Days**

178,432.09

**Amount Due**

213,895.51

**Make checks payable to: BV Waco Central Texas Marketplace, LLC**

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 5555 Darrow Road  
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**Unit:** 104

**Date:** 04/29/2025

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Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
12/01/2018	Estimated - CAM (12/2018)	745.00	0.00	-4,181.06
12/01/2018	Estimated - Insurance (12/2018)	462.00	0.00	-3,719.06
12/01/2018	Base Rent - Retail (12/2018)	23,437.50	0.00	19,718.44
12/10/2018	Chk# 400427015	0.00	24,644.50	-4,926.06
12/31/2018	2018 Annual Real Estate Tax	114,904.99	0.00	109,978.93
01/01/2019	Estimated - CAM (01/2019)	745.00	0.00	110,723.93
01/01/2019	Estimated - Insurance (01/2019)	462.00	0.00	111,185.93
01/01/2019	Base Rent - Retail (01/2019)	23,437.50	0.00	134,623.43
01/07/2019	Chk# 400429987	0.00	24,644.50	109,978.93
02/01/2019	Estimated - CAM (02/2019)	745.00	0.00	110,723.93
02/01/2019	Estimated - Insurance (02/2019)	462.00	0.00	111,185.93
02/01/2019	Base Rent - Retail (02/2019)	23,437.50	0.00	134,623.43
02/07/2019	Chk# 400432996	0.00	24,644.50	109,978.93
02/26/2019	Chk# 400434511	0.00	114,904.99	-4,926.06
03/01/2019	Estimated - CAM (03/2019)	745.00	0.00	-4,181.06
03/01/2019	Estimated - Insurance (03/2019)	462.00	0.00	-3,719.06
03/01/2019	Base Rent - Retail (03/2019)	23,437.50	0.00	19,718.44
03/07/2019	Chk# 400435822	0.00	24,644.50	-4,926.06
04/01/2019	Estimated - CAM (04/2019)	745.00	0.00	-4,181.06
04/01/2019	Estimated - Insurance (04/2019)	462.00	0.00	-3,719.06
04/01/2019	Base Rent - Retail (04/2019)	23,437.50	0.00	19,718.44
04/01/2019	Annual Recon - CAM (01/2018 - 12/2018)	-4,156.31	0.00	15,562.13
04/01/2019	Annual Recon - Insurance (01/2018 - 12/2018)	-21.72	0.00	15,540.41
04/02/2019	Chk# 400438562	0.00	24,644.50	-9,104.09
05/01/2019	Estimated - CAM (05/2019)	745.00	0.00	-8,359.09
05/01/2019	Estimated - Insurance (05/2019)	462.00	0.00	-7,897.09
05/01/2019	Base Rent - Retail (05/2019)	23,437.50	0.00	15,540.41
05/07/2019	Chk# 400441845	0.00	24,644.50	-9,104.09
06/01/2019	Estimated - CAM (06/2019)	745.00	0.00	-8,359.09
06/01/2019	Estimated - Insurance (06/2019)	462.00	0.00	-7,897.09
06/01/2019	Base Rent - Retail (06/2019)	23,437.50	0.00	15,540.41
06/13/2019	Chk# 400444612	0.00	24,644.50	-9,104.09
07/01/2019	Estimated - CAM (07/2019)	745.00	0.00	-8,359.09
07/01/2019	Estimated - Insurance (07/2019)	462.00	0.00	-7,897.09
07/01/2019	Base Rent - Retail (07/2019)	23,437.50	0.00	15,540.41
07/09/2019	Chk# 400447266	0.00	24,644.50	-9,104.09
08/01/2019	Estimated - CAM (08/2019)	745.00	0.00	-8,359.09
08/01/2019	Estimated - Insurance (08/2019)	462.00	0.00	-7,897.09

**0-30 Days**

29,582.83

**31-60 Days**

5,880.59

**61-90 Days**

0.00

**Above 90 Days**

178,432.09

**Amount Due**

213,895.51

**Make checks payable to: BV Waco Central Texas Marketplace, LLC**

# STATEMENT

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**Unit:** 104

**Date:** 04/29/2025

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Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
08/01/2019	Base Rent - Retail (08/2019)	23,437.50	0.00	15,540.41
08/07/2019	Chk# 400450017	0.00	24,644.50	-9,104.09
09/01/2019	Estimated - CAM (09/2019)	745.00	0.00	-8,359.09
09/01/2019	Estimated - Insurance (09/2019)	462.00	0.00	-7,897.09
09/01/2019	Base Rent - Retail (09/2019)	23,437.50	0.00	15,540.41
09/04/2019	Chk# 400452801	0.00	24,644.50	-9,104.09
10/01/2019	Estimated - CAM (10/2019)	745.00	0.00	-8,359.09
10/01/2019	Estimated - Insurance (10/2019)	462.00	0.00	-7,897.09
10/01/2019	Base Rent - Retail (10/2019)	23,437.50	0.00	15,540.41
10/08/2019	Chk# 400455723	0.00	24,644.50	-9,104.09
11/01/2019	Estimated - CAM (11/2019)	745.00	0.00	-8,359.09
11/01/2019	Estimated - Insurance (11/2019)	462.00	0.00	-7,897.09
11/01/2019	Base Rent - Retail (11/2019)	23,437.50	0.00	15,540.41
11/13/2019	Chk# 400458718	0.00	24,644.50	-9,104.09
12/01/2019	Estimated - CAM (12/2019)	745.00	0.00	-8,359.09
12/01/2019	Estimated - Insurance (12/2019)	462.00	0.00	-7,897.09
12/01/2019	Base Rent - Retail (12/2019)	23,437.50	0.00	15,540.41
12/04/2019	Chk# 400461470	0.00	24,644.50	-9,104.09
12/31/2019	2019 Annual RE Tax Actual (01/01/19-12/31/19)	111,388.39	0.00	102,284.30
01/01/2020	Estimated - CAM (01/2020)	745.00	0.00	103,029.30
01/01/2020	Estimated - Insurance (01/2020)	462.00	0.00	103,491.30
01/01/2020	Base Rent - Retail (01/2020)	23,437.50	0.00	126,928.80
01/03/2020	Chk# 400464323	0.00	24,644.50	102,284.30
02/01/2020	Estimated - CAM (02/2020)	745.00	0.00	103,029.30
02/01/2020	Estimated - Insurance (02/2020)	462.00	0.00	103,491.30
02/01/2020	Base Rent - Retail (02/2020)	23,437.50	0.00	126,928.80
02/05/2020	Chk# 400467287	0.00	24,644.50	102,284.30
03/01/2020	Estimated - CAM (03/2020)	745.00	0.00	103,029.30
03/01/2020	Estimated - Insurance (03/2020)	462.00	0.00	103,491.30
03/01/2020	Base Rent - Retail (03/2020)	23,437.50	0.00	126,928.80
03/03/2020	Chk# 400469980	0.00	24,644.50	102,284.30
03/25/2020	Chk# 400470773	0.00	111,388.39	-9,104.09
04/01/2020	Estimated - CAM (04/2020)	745.00	0.00	-8,359.09
04/01/2020	Estimated - Insurance (04/2020)	462.00	0.00	-7,897.09
04/01/2020	Base Rent - Retail (04/2020)	23,437.50	0.00	15,540.41
04/01/2020	Annual Recon - CAM (01/2019 - 12/2019)	-3,872.36	0.00	11,668.05
04/01/2020	Annual Recon - Insurance (01/2019 - 12/2019)	-46.49	0.00	11,621.56
04/01/2020	COVID-19 Deferral - Retail (04/2020)	-23,437.50	0.00	-11,815.94

**0-30 Days**

29,582.83

**31-60 Days**

5,880.59

**61-90 Days**

0.00

**Above 90 Days**

178,432.09

**Amount Due**

213,895.51

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	<b>Balance Forward</b>			0.00
04/15/2020	Chk# 400472308	0.00	1,207.00	-13,022.94
05/01/2020	Estimated - CAM (05/2020)	745.00	0.00	-12,277.94
05/01/2020	Estimated - Insurance (05/2020)	462.00	0.00	-11,815.94
05/01/2020	Base Rent - Retail (05/2020)	23,437.50	0.00	11,621.56
05/01/2020	COVID-19 Deferral - Retail (05/2020)	-23,437.50	0.00	-11,815.94
05/06/2020	Chk# 400473863	0.00	1,207.00	-13,022.94
06/01/2020	Estimated - CAM (06/2020)	745.00	0.00	-12,277.94
06/01/2020	Estimated - Insurance (06/2020)	462.00	0.00	-11,815.94
06/01/2020	Base Rent - Retail (06/2020)	23,437.50	0.00	11,621.56
06/01/2020	COVID-19 Deferral - Retail (06/2020)	-23,437.50	0.00	-11,815.94
06/04/2020	Chk# 400475532	0.00	1,207.00	-13,022.94
07/01/2020	Estimated - CAM (07/2020)	745.00	0.00	-12,277.94
07/01/2020	Estimated - Insurance (07/2020)	462.00	0.00	-11,815.94
07/01/2020	Base Rent - Retail (07/2020)	23,437.50	0.00	11,621.56
07/01/2020	Annual Recon 2018 - CAM (Repost Balance Cleared in AR	-4,926.06	0.00	6,695.50
07/01/2020	Annual Recon 2019 - CAM (Repost Balance Cleared in AR	-4,156.31	0.00	2,539.19
07/01/2020	Annual Recon 2019 - Insurance (Repost Balance Cleared	-21.72	0.00	2,517.47
07/01/2020	Annual Recon 2020 - CAM (Repost Balance Cleared in AR	-3,872.36	0.00	-1,354.89
07/01/2020	Annual Recon 2020 - Insurance (Repost Balance Cleared	-46.49	0.00	-1,401.38
07/01/2020	Offset to Annual Recon 2018-20 - CAM & Ins. (Repost	13,022.94	0.00	11,621.56
07/07/2020	Chk# 400476956	0.00	24,644.50	-13,022.94
08/01/2020	Estimated - CAM (08/2020)	745.00	0.00	-12,277.94
08/01/2020	Estimated - Insurance (08/2020)	462.00	0.00	-11,815.94
08/01/2020	Base Rent - Retail (08/2020)	23,437.50	0.00	11,621.56
08/04/2020	Chk# 400478848	0.00	24,644.50	-13,022.94
09/01/2020	Estimated - CAM (09/2020)	745.00	0.00	-12,277.94
09/01/2020	Estimated - Insurance (09/2020)	462.00	0.00	-11,815.94
09/01/2020	Base Rent - Retail (09/2020)	23,437.50	0.00	11,621.56
09/17/2020	Chk# 400480440	0.00	24,644.50	-13,022.94
10/01/2020	Estimated - CAM (10/2020)	745.00	0.00	-12,277.94
10/01/2020	Estimated - Insurance (10/2020)	462.00	0.00	-11,815.94
10/01/2020	Base Rent - Retail (10/2020)	23,437.50	0.00	11,621.56
10/07/2020	Chk# 400482439	0.00	24,644.50	-13,022.94
11/01/2020	Estimated - CAM (11/2020)	745.00	0.00	-12,277.94
11/01/2020	Estimated - Insurance (11/2020)	462.00	0.00	-11,815.94
11/01/2020	Base Rent - Retail (11/2020)	23,437.50	0.00	11,621.56
11/03/2020	Chk# 400483908	0.00	24,644.50	-13,022.94
12/01/2020	Chk# 400485611	0.00	24,644.50	-37,667.44

0-30 Days

29,582.83

31-60 Days

5,880.59

61-90 Days

0.00

Above 90 Days

178,432.09

Amount Due

213,895.51

**Make checks payable to: BV Waco Central Texas Marketplace, LLC**

**BV Waco Central Texas Marketplace, LLC**

2194 Snake River Parkway, Suite 300  
PO Box 51298  
Idaho Falls, ID 83405-1298  
(208) 523-3794

**STATEMENT**

**Location:** 4633 South Jack Kultgen Expressway  
Waco  
TX

**Jo-Ann Stores, LLC #2445**

Jo-Ann Stores, LLC #2445  
Attn: Vice President, Real Estate  
5555 Darrow Road  
Hudson, OH 44236

**Unit:** 104

**Date:** 04/29/2025

--

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
12/01/2020	Estimated - CAM (12/2020)	745.00	0.00	-36,922.44
12/01/2020	Estimated - Insurance (12/2020)	462.00	0.00	-36,460.44
12/01/2020	Base Rent - Retail (12/2020)	23,437.50	0.00	-13,022.94
12/31/2020	Annual Property Tax Recovery 2020	112,123.05	0.00	99,100.11
01/01/2021	Estimated - CAM (01/2021)	820.00	0.00	99,920.11
01/01/2021	Estimated - Insurance (01/2021)	567.00	0.00	100,487.11
01/01/2021	Base Rent - Retail (01/2021)	23,437.50	0.00	123,924.61
01/14/2021	Chk# 400487553	0.00	24,644.50	99,280.11
02/01/2021	COVID-19 Def Repay - Retail (02/2021)	5,859.38	0.00	105,139.49
02/01/2021	Estimated - CAM (02/2021)	820.00	0.00	105,959.49
02/01/2021	Estimated - Insurance (02/2021)	567.00	0.00	106,526.49
02/01/2021	Base Rent - Retail (02/2021)	25,520.83	0.00	132,047.32
02/09/2021	Chk# 400489453	0.00	32,837.21	99,210.11
03/01/2021	COVID-19 Def Repay - Retail (03/2021)	5,859.38	0.00	105,069.49
03/01/2021	Estimated - CAM (03/2021)	820.00	0.00	105,889.49
03/01/2021	Estimated - Insurance (03/2021)	567.00	0.00	106,456.49
03/01/2021	Base Rent - Retail (03/2021)	25,520.83	0.00	131,977.32
03/11/2021	Chk# 400490948	0.00	32,837.21	99,140.11
03/18/2021	Chk# 400491384	0.00	112,123.05	-12,982.94
04/01/2021	COVID-19 Def Repay - Retail (04/2021)	5,859.38	0.00	-7,123.56
04/01/2021	Estimated - CAM (04/2021)	820.00	0.00	-6,303.56
04/01/2021	Estimated - Insurance (04/2021)	567.00	0.00	-5,736.56
04/01/2021	Base Rent - Retail (04/2021)	25,520.83	0.00	19,784.27
04/01/2021	Annual Recon - CAM (01/2020 - 12/2020)	-3,614.12	0.00	16,170.15
04/01/2021	Annual Recon - Insurance (01/2020 - 12/2020)	817.73	0.00	16,987.88
04/15/2021	Chk# 400492696	0.00	32,837.21	-15,849.33
05/01/2021	COVID-19 Def Repay - Retail (05/2021)	5,859.38	0.00	-9,989.95
05/01/2021	Estimated - CAM (05/2021)	820.00	0.00	-9,169.95
05/01/2021	Estimated - Insurance (05/2021)	567.00	0.00	-8,602.95
05/01/2021	Base Rent - Retail (05/2021)	25,520.83	0.00	16,917.88
05/20/2021	Chk# 400494116	0.00	32,837.21	-15,919.33
06/01/2021	COVID-19 Def Repay - Retail (06/2021)	5,859.38	0.00	-10,059.95
06/01/2021	Estimated - CAM (06/2021)	820.00	0.00	-9,239.95
06/01/2021	Estimated - Insurance (06/2021)	567.00	0.00	-8,672.95
06/01/2021	Base Rent - Retail (06/2021)	25,520.83	0.00	16,847.88
06/15/2021	Chk# 400495494	0.00	32,837.21	-15,989.33
07/01/2021	COVID-19 Def Repay - Retail (07/2021)	5,859.38	0.00	-10,129.95
07/01/2021	Estimated - CAM (07/2021)	820.00	0.00	-9,309.95

**0-30 Days**

29,582.83

**31-60 Days**

5,880.59

**61-90 Days**

0.00

**Above 90 Days**

178,432.09

**Amount Due**

213,895.51

**Make checks payable to: BV Waco Central Texas Marketplace, LLC**



**BV Waco Central Texas Marketplace, LLC**

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PO Box 51298  
Idaho Falls, ID 83405-1298  
(208) 523-3794

**STATEMENT**

**Location:** 4633 South Jack Kultgen Expressway  
Waco  
TX

**Jo-Ann Stores, LLC #2445**

Jo-Ann Stores, LLC #2445  
Attn: Vice President, Real Estate  
5555 Darrow Road  
Hudson, OH 44236

**Unit:** 104

**Date:** 04/29/2025

--

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
07/01/2021	Estimated - Insurance (07/2021)	567.00	0.00	-8,742.95
07/01/2021	Base Rent - Retail (07/2021)	25,520.83	0.00	16,777.88
07/13/2021	Chk# 400496915	0.00	32,837.21	-16,059.33
08/01/2021	COVID-19 Def Repay - Retail (08/2021)	5,859.38	0.00	-10,199.95
08/01/2021	Estimated - CAM (08/2021)	820.00	0.00	-9,379.95
08/01/2021	Estimated - Insurance (08/2021)	567.00	0.00	-8,812.95
08/01/2021	Base Rent - Retail (08/2021)	25,520.83	0.00	16,707.88
08/17/2021	Chk# 400498486	0.00	32,837.21	-16,129.33
09/01/2021	COVID-19 Def Repay - Retail (09/2021)	5,859.38	0.00	-10,269.95
09/01/2021	Estimated - CAM (09/2021)	820.00	0.00	-9,449.95
09/01/2021	Estimated - Insurance (09/2021)	567.00	0.00	-8,882.95
09/01/2021	Base Rent - Retail (09/2021)	25,520.83	0.00	16,637.88
09/09/2021	Chk# 400500009	0.00	32,837.21	-16,199.33
10/01/2021	COVID-19 Def Repay - Retail (10/2021)	5,859.38	0.00	-10,339.95
10/01/2021	Estimated - CAM (10/2021)	820.00	0.00	-9,519.95
10/01/2021	Estimated - Insurance (10/2021)	567.00	0.00	-8,952.95
10/01/2021	Base Rent - Retail (10/2021)	25,520.83	0.00	16,567.88
10/12/2021	Chk# 400501788	0.00	32,837.21	-16,269.33
11/01/2021	COVID-19 Def Repay - Retail (11/2021)	5,859.38	0.00	-10,409.95
11/01/2021	Estimated - CAM (11/2021)	820.00	0.00	-9,589.95
11/01/2021	Estimated - Insurance (11/2021)	567.00	0.00	-9,022.95
11/01/2021	Base Rent - Retail (11/2021)	25,520.83	0.00	16,497.88
11/09/2021	Chk# 400503345	0.00	31,837.19	-15,339.31
12/01/2021	COVID-19 Def Repay - Retail (12/2021)	5,859.38	0.00	-9,479.93
12/01/2021	Estimated - CAM (12/2021)	820.00	0.00	-8,659.93
12/01/2021	Estimated - Insurance (12/2021)	567.00	0.00	-8,092.93
12/01/2021	Base Rent - Retail (12/2021)	25,520.83	0.00	17,427.90
12/07/2021	Chk# 400505260	0.00	31,837.19	-14,409.29
12/31/2021	Annual Property Tax Recovery 2021	115,442.84	0.00	101,033.55
01/01/2022	COVID-19 Def Repay - Retail (01/2022)	5,859.38	0.00	106,892.93
01/01/2022	Estimated - CAM (01/2022)	820.00	0.00	107,712.93
01/01/2022	Estimated - Insurance (01/2022)	567.00	0.00	108,279.93
01/01/2022	Base Rent - Retail (01/2022)	25,520.83	0.00	133,800.76
01/01/2022	To reapply payments made by tenant - Unpaid CAM	750.00	0.00	134,550.76
01/01/2022	To reapply payments made by tenant	-750.00	0.00	133,800.76
01/01/2022	To reapply payments made by tenant - Unpaid Ins	1,050.00	0.00	134,850.76
01/01/2022	To reapply payments made by tenant	-1,050.00	0.00	133,800.76
02/01/2022	Estimated - CAM (02/2022)	820.00	0.00	134,620.76

**0-30 Days**

29,582.83

**31-60 Days**

5,880.59

**61-90 Days**

0.00

**Above 90 Days**

178,432.09

**Amount Due**

213,895.51

**Make checks payable to: BV Waco Central Texas Marketplace, LLC**

**BV Waco Central Texas Marketplace, LLC**

2194 Snake River Parkway, Suite 300  
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(208) 523-3794

**STATEMENT**

**Location:** 4633 South Jack Kultgen Expressway  
Waco  
TX

**Jo-Ann Stores, LLC #2445**

Jo-Ann Stores, LLC #2445  
Attn: Vice President, Real Estate  
5555 Darrow Road  
Hudson, OH 44236

**Unit:** 104

**Date:** 04/29/2025

--

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
02/01/2022	Estimated - Insurance (02/2022)	567.00	0.00	135,187.76
02/01/2022	Base Rent - Retail (02/2022)	25,520.83	0.00	160,708.59
02/08/2022	Chk# 400507058	0.00	31,837.19	128,871.40
02/10/2022	Chk# 400509201	0.00	26,727.83	102,143.57
03/01/2022	Estimated - CAM (03/2022)	820.00	0.00	102,963.57
03/01/2022	Estimated - Insurance (03/2022)	567.00	0.00	103,530.57
03/01/2022	Base Rent - Retail (03/2022)	25,520.83	0.00	129,051.40
03/09/2022	Chk# 400510907	0.00	26,727.83	102,323.57
04/01/2022	Estimated - CAM (04/2022)	820.00	0.00	103,143.57
04/01/2022	Estimated - Insurance (04/2022)	567.00	0.00	103,710.57
04/01/2022	Base Rent - Retail (04/2022)	25,520.83	0.00	129,231.40
04/01/2022	Annual Recon - CAM (01/2021 - 12/2021)	-4,197.70	0.00	125,033.70
04/01/2022	Annual Recon - Insurance (01/2021 - 12/2021)	137.75	0.00	125,171.45
04/06/2022	Chk# 400512748	0.00	26,727.83	98,443.62
04/07/2022	ACH 20220407	0.00	0.01	98,443.61
04/13/2022	Chk# 400512969	0.00	115,442.84	-16,999.23
05/01/2022	Estimated - CAM (05/2022)	820.00	0.00	-16,179.23
05/01/2022	Estimated - Insurance (05/2022)	567.00	0.00	-15,612.23
05/01/2022	Base Rent - Retail (05/2022)	25,520.83	0.00	9,908.60
05/03/2022	ACH 20220503	0.00	26,727.83	-16,819.23
06/01/2022	ACH 20220601	0.00	26,727.83	-43,547.06
06/01/2022	Estimated - CAM (06/2022)	820.00	0.00	-42,727.06
06/01/2022	Estimated - Insurance (06/2022)	567.00	0.00	-42,160.06
06/01/2022	Base Rent - Retail (06/2022)	25,520.83	0.00	-16,639.23
07/01/2022	ACH 20220701	0.00	26,727.83	-43,367.06
07/01/2022	Estimated - CAM (07/2022)	820.00	0.00	-42,547.06
07/01/2022	Estimated - Insurance (07/2022)	567.00	0.00	-41,980.06
07/01/2022	Base Rent - Retail (07/2022)	25,520.83	0.00	-16,459.23
08/01/2022	Estimated - CAM (08/2022)	820.00	0.00	-15,639.23
08/01/2022	Estimated - Insurance (08/2022)	567.00	0.00	-15,072.23
08/01/2022	Base Rent - Retail (08/2022)	25,520.83	0.00	10,448.60
08/05/2022	ACH 20220805	0.00	26,727.83	-16,279.23
09/01/2022	ACH 20220901	0.00	26,727.83	-43,007.06
09/01/2022	Estimated - CAM (09/2022)	820.00	0.00	-42,187.06
09/01/2022	Estimated - Insurance (09/2022)	567.00	0.00	-41,620.06
09/01/2022	Base Rent - Retail (09/2022)	25,520.83	0.00	-16,099.23
10/01/2022	Estimated - CAM (10/2022)	820.00	0.00	-15,279.23
10/01/2022	Estimated - Insurance (10/2022)	567.00	0.00	-14,712.23

**0-30 Days**

29,582.83

**31-60 Days**

5,880.59

**61-90 Days**

0.00

**Above 90 Days**

178,432.09

**Amount Due**

213,895.51

**Make checks payable to: BV Waco Central Texas Marketplace, LLC**

**BV Waco Central Texas Marketplace, LLC**

2194 Snake River Parkway, Suite 300  
 PO Box 51298  
 Idaho Falls, ID 83405-1298  
 (208) 523-3794

**STATEMENT**

**Location:** 4633 South Jack Kultgen Expressway  
 Waco  
 TX

**Jo-Ann Stores, LLC #2445**

Jo-Ann Stores, LLC #2445  
 Attn: Vice President, Real Estate  
 5555 Darrow Road  
 Hudson, OH 44236

**Unit:** 104

**Date:** 04/29/2025

--

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
10/01/2022	Base Rent - Retail (10/2022)	25,520.83	0.00	10,808.60
10/07/2022	ACH 20221007	0.00	26,727.83	-15,919.23
11/01/2022	Estimated - CAM (11/2022)	820.00	0.00	-15,099.23
11/01/2022	Estimated - Insurance (11/2022)	567.00	0.00	-14,532.23
11/01/2022	Base Rent - Retail (11/2022)	25,520.83	0.00	10,988.60
11/03/2022	ACH 20221103	0.00	26,727.83	-15,739.23
12/01/2022	Estimated - CAM (12/2022)	820.00	0.00	-14,919.23
12/01/2022	Estimated - Insurance (12/2022)	567.00	0.00	-14,352.23
12/01/2022	Base Rent - Retail (12/2022)	25,520.83	0.00	11,168.60
12/02/2022	ACH 20221202	0.00	26,727.83	-15,559.23
12/09/2022	Annual Property Tax Recovery 2022	125,082.65	0.00	109,523.42
12/31/2022	Rounding from COVID-19 repayments.	-0.06	0.00	109,523.36
01/01/2023	Estimated - CAM (01/2023)	931.00	0.00	110,454.36
01/01/2023	Estimated - Insurance (01/2023)	857.00	0.00	111,311.36
01/01/2023	Base Rent - Retail (01/2023)	25,520.83	0.00	136,832.19
01/05/2023	ACH 20230105	0.00	26,727.83	110,104.36
02/01/2023	ACH 20230201	0.00	26,727.83	83,376.53
02/01/2023	Estimated - CAM (02/2023)	931.00	0.00	84,307.53
02/01/2023	Estimated - Insurance (02/2023)	857.00	0.00	85,164.53
02/01/2023	Base Rent - Retail (02/2023)	25,520.83	0.00	110,685.36
02/21/2023	ACH 20230221	0.00	125,082.65	-14,397.29
03/01/2023	ACH 20230301	0.00	26,727.83	-41,125.12
03/01/2023	Estimated - CAM (03/2023)	931.00	0.00	-40,194.12
03/01/2023	Estimated - Insurance (03/2023)	857.00	0.00	-39,337.12
03/01/2023	Base Rent - Retail (03/2023)	25,520.83	0.00	-13,816.29
03/01/2023	Annual Recon - CAM (01/2022 - 12/2022)	-3,446.92	0.00	-17,263.21
03/01/2023	Annual Recon - Insurance (01/2022 - 12/2022)	3,485.32	0.00	-13,777.89
04/01/2023	Estimated - CAM (04/2023)	931.00	0.00	-12,846.89
04/01/2023	Estimated - Insurance (04/2023)	857.00	0.00	-11,989.89
04/01/2023	Base Rent - Retail (04/2023)	25,520.83	0.00	13,530.94
04/03/2023	ACH 20230403	0.00	26,727.83	-13,196.89
05/01/2023	ACH 20230501	0.00	26,727.83	-39,924.72
05/01/2023	Estimated - CAM (05/2023)	931.00	0.00	-38,993.72
05/01/2023	Estimated - Insurance (05/2023)	857.00	0.00	-38,136.72
05/01/2023	Base Rent - Retail (05/2023)	25,520.83	0.00	-12,615.89
06/01/2023	ACH 20230601	0.00	26,727.83	-39,343.72
06/01/2023	Estimated - CAM (06/2023)	931.00	0.00	-38,412.72
06/01/2023	Estimated - Insurance (06/2023)	857.00	0.00	-37,555.72

**0-30 Days**

29,582.83

**31-60 Days**

5,880.59

**61-90 Days**

0.00

**Above 90 Days**

178,432.09

**Amount Due**

213,895.51

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Hudson, OH 44236

**Unit:** 104

**Date:** 04/29/2025

--

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
06/01/2023	Base Rent - Retail (06/2023)	25,520.83	0.00	-12,034.89
07/01/2023	Estimated - CAM (07/2023)	931.00	0.00	-11,103.89
07/01/2023	Estimated - Insurance (07/2023)	857.00	0.00	-10,246.89
07/01/2023	Base Rent - Retail (07/2023)	25,520.83	0.00	15,273.94
07/07/2023	ACH 20230707	0.00	26,727.83	-11,453.89
08/01/2023	Estimated - CAM (08/2023)	931.00	0.00	-10,522.89
08/01/2023	Estimated - Insurance (08/2023)	857.00	0.00	-9,665.89
08/01/2023	Base Rent - Retail (08/2023)	25,520.83	0.00	15,854.94
08/07/2023	ACH 20230807	0.00	26,727.83	-10,872.89
09/01/2023	Estimated - CAM (09/2023)	931.00	0.00	-9,941.89
09/01/2023	Estimated - Insurance (09/2023)	857.00	0.00	-9,084.89
09/01/2023	Base Rent - Retail (09/2023)	25,520.83	0.00	16,435.94
09/06/2023	ACH 20230906	0.00	26,727.83	-10,291.89
10/01/2023	Estimated - CAM (10/2023)	931.00	0.00	-9,360.89
10/01/2023	Estimated - Insurance (10/2023)	857.00	0.00	-8,503.89
10/01/2023	Base Rent - Retail (10/2023)	25,520.83	0.00	17,016.94
10/02/2023	ACH 20231002	0.00	26,727.83	-9,710.89
11/01/2023	ACH 20231101	0.00	26,727.83	-36,438.72
11/01/2023	Estimated - CAM (11/2023)	931.00	0.00	-35,507.72
11/01/2023	Estimated - Insurance (11/2023)	857.00	0.00	-34,650.72
11/01/2023	Base Rent - Retail (11/2023)	25,520.83	0.00	-9,129.89
12/01/2023	ACH 20231201	0.00	26,727.83	-35,857.72
12/01/2023	Estimated - CAM (12/2023)	931.00	0.00	-34,926.72
12/01/2023	Estimated - Insurance (12/2023)	857.00	0.00	-34,069.72
12/01/2023	Base Rent - Retail (12/2023)	25,520.83	0.00	-8,548.89
12/08/2023	Annual Tax Recovery 2023	109,995.15	0.00	101,446.26
01/01/2024	Estimated - CAM (01/2024)	1,300.00	0.00	102,746.26
01/01/2024	Estimated - Insurance (01/2024)	1,605.00	0.00	104,351.26
01/01/2024	Base Rent - Retail (01/2024)	25,520.83	0.00	129,872.09
01/05/2024	ACH 20240105	0.00	26,727.83	103,144.26
02/01/2024	Estimated - CAM (02/2024)	1,300.00	0.00	104,444.26
02/01/2024	Estimated - Insurance (02/2024)	1,605.00	0.00	106,049.26
02/01/2024	Base Rent - Retail (02/2024)	25,520.83	0.00	131,570.09
03/01/2024	Estimated - CAM (03/2024)	1,300.00	0.00	132,870.09
03/01/2024	Estimated - Insurance (03/2024)	1,605.00	0.00	134,475.09
03/01/2024	Base Rent - Retail (03/2024)	25,520.83	0.00	159,995.92
03/01/2024	Annual Recon - CAM (01/2023 - 12/2023)	-805.95	0.00	159,189.97
03/01/2024	Annual Recon - Insurance (01/2023 - 12/2023)	8,981.10	0.00	168,171.07

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
29,582.83	5,880.59	0.00	178,432.09	213,895.51

**Make checks payable to: BV Waco Central Texas Marketplace, LLC**

**BV Waco Central Texas Marketplace, LLC**

2194 Snake River Parkway, Suite 300  
 PO Box 51298  
 Idaho Falls, ID 83405-1298  
 (208) 523-3794

**STATEMENT**

**Location:** 4633 South Jack Kultgen Expressway  
 Waco  
 TX

**Jo-Ann Stores, LLC #2445**

Jo-Ann Stores, LLC #2445  
 Attn: Vice President, Real Estate  
 5555 Darrow Road  
 Hudson, OH 44236

**Unit:** 104

**Date:** 04/29/2025

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Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
04/01/2024	Estimated - CAM (04/2024)	1,300.00	0.00	169,471.07
04/01/2024	Estimated - Insurance (04/2024)	1,605.00	0.00	171,076.07
04/01/2024	Base Rent - Retail (04/2024)	25,520.83	0.00	196,596.90
04/19/2024	Chk# 400552607	0.00	26,727.83	169,869.07
05/01/2024	Estimated - CAM (05/2024)	1,300.00	0.00	171,169.07
05/01/2024	Estimated - Insurance (05/2024)	1,605.00	0.00	172,774.07
05/01/2024	Base Rent - Retail (05/2024)	25,520.83	0.00	198,294.90
05/14/2024	Chk# 400553907	0.00	26,727.83	171,567.07
05/21/2024	Chk# 400554374	0.00	109,995.15	61,571.92
06/01/2024	Estimated - CAM (06/2024)	1,300.00	0.00	62,871.92
06/01/2024	Estimated - Insurance (06/2024)	1,605.00	0.00	64,476.92
06/01/2024	Base Rent - Retail (06/2024)	25,520.83	0.00	89,997.75
06/12/2024	Chk# 400555196	0.00	26,727.83	63,269.92
07/01/2024	Estimated - CAM (07/2024)	1,300.00	0.00	64,569.92
07/01/2024	Estimated - Insurance (07/2024)	1,605.00	0.00	66,174.92
07/01/2024	Base Rent - Retail (07/2024)	25,520.83	0.00	91,695.75
07/09/2024	Chk# 400556393	0.00	26,727.83	64,967.92
08/01/2024	Estimated - CAM (08/2024)	1,300.00	0.00	66,267.92
08/01/2024	Estimated - Insurance (08/2024)	1,605.00	0.00	67,872.92
08/01/2024	Base Rent - Retail (08/2024)	25,520.83	0.00	93,393.75
08/14/2024	Chk# 400557681	0.00	26,727.83	66,665.92
09/01/2024	Estimated - CAM (09/2024)	1,300.00	0.00	67,965.92
09/01/2024	Estimated - Insurance (09/2024)	1,605.00	0.00	69,570.92
09/01/2024	Base Rent - Retail (09/2024)	25,520.83	0.00	95,091.75
09/11/2024	Chk# 400558756	0.00	26,727.83	68,363.92
10/01/2024	Estimated - CAM (10/2024)	1,300.00	0.00	69,663.92
10/01/2024	Estimated - Insurance (10/2024)	1,605.00	0.00	71,268.92
10/01/2024	Base Rent - Retail (10/2024)	25,520.83	0.00	96,789.75
10/14/2024	Chk# 400559839	0.00	26,727.83	70,061.92
11/01/2024	Estimated - CAM (11/2024)	1,300.00	0.00	71,361.92
11/01/2024	Estimated - Insurance (11/2024)	1,605.00	0.00	72,966.92
11/01/2024	Base Rent - Retail (11/2024)	25,520.83	0.00	98,487.75
11/18/2024	Chk# 400560854	0.00	26,727.83	71,759.92
12/01/2024	Estimated - CAM (12/2024)	1,300.00	0.00	73,059.92
12/01/2024	Estimated - Insurance (12/2024)	1,605.00	0.00	74,664.92
12/01/2024	Base Rent - Retail (12/2024)	25,520.83	0.00	100,185.75
12/10/2024	Chk# 400561475	0.00	4,552.33	95,633.42
12/12/2024	Chk# 400561828	0.00	26,727.83	68,905.59

**0-30 Days**

29,582.83

**31-60 Days**

5,880.59

**61-90 Days**

0.00

**Above 90 Days**

178,432.09

**Amount Due**

213,895.51

**Make checks payable to: BV Waco Central Texas Marketplace, LLC**

# STATEMENT

**BV Waco Central Texas Marketplace, LLC**

2194 Snake River Parkway, Suite 300  
 PO Box 51298  
 Idaho Falls, ID 83405-1298  
 (208) 523-3794

**Location:** 4633 South Jack Kultgen Expressway  
 Waco  
 TX

**Jo-Ann Stores, LLC #2445**

Jo-Ann Stores, LLC #2445  
 Attn: Vice President, Real Estate  
 5555 Darrow Road  
 Hudson, OH 44236

**Unit:** 104

**Date:** 04/29/2025

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Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
12/31/2024	Annual Property Tax Recovery 2024	94,600.86	0.00	163,506.45
01/01/2025	Estimated - CAM (01/2025)	1,300.00	0.00	164,806.45
01/01/2025	Estimated - Insurance (01/2025)	2,762.00	0.00	167,568.45
01/01/2025	Base Rent - Retail (01/2025)	25,520.83	0.00	193,089.28
01/14/2025	Chk# 400562702 - NSFed by ctrl# 52811 Frozen/Blocked	0.00	26,727.83	166,361.45
01/17/2025	Chk# 400562702 - NSF receipt Ctrl# 52618	0.00	-26,727.83	193,089.28
02/01/2025	Estimated - CAM (02/2025)	1,300.00	0.00	194,389.28
02/01/2025	Estimated - Insurance (02/2025)	2,762.00	0.00	197,151.28
02/01/2025	Base Rent - Retail (02/2025)	25,520.83	0.00	222,672.11
02/12/2025	Chk# 400563980	0.00	29,582.83	193,089.28
03/01/2025	Estimated - CAM (03/2025)	1,300.00	0.00	194,389.28
03/01/2025	Estimated - Insurance (03/2025)	2,762.00	0.00	197,151.28
03/01/2025	Base Rent - Retail (03/2025)	25,520.83	0.00	222,672.11
03/01/2025	Annual Recon - CAM (01/2024 - 12/2024)	-4,917.67	0.00	217,754.44
03/01/2025	Annual Recon - Insurance (01/2024 - 12/2024)	10,798.26	0.00	228,552.70
03/12/2025	Chk# 400564966	0.00	29,582.83	198,969.87
03/26/2025	Chk# 400565298	0.00	14,657.19	184,312.68
04/01/2025	Estimated - CAM (04/2025)	1,300.00	0.00	185,612.68
04/01/2025	Estimated - Insurance (04/2025)	2,762.00	0.00	188,374.68
04/01/2025	Base Rent - Retail (04/2025)	25,520.83	0.00	213,895.51
04/11/2025	Chk# 400565634	0.00	29,582.83	184,312.68
05/01/2025	Estimated - CAM (05/2025)	1,300.00	0.00	185,612.68
05/01/2025	Estimated - Insurance (05/2025)	2,762.00	0.00	188,374.68
05/01/2025	Base Rent - Retail (05/2025)	25,520.83	0.00	213,895.51

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
29,582.83	5,880.59	0.00	178,432.09	213,895.51

**Make checks payable to: BV Waco Central Texas Marketplace, LLC**